

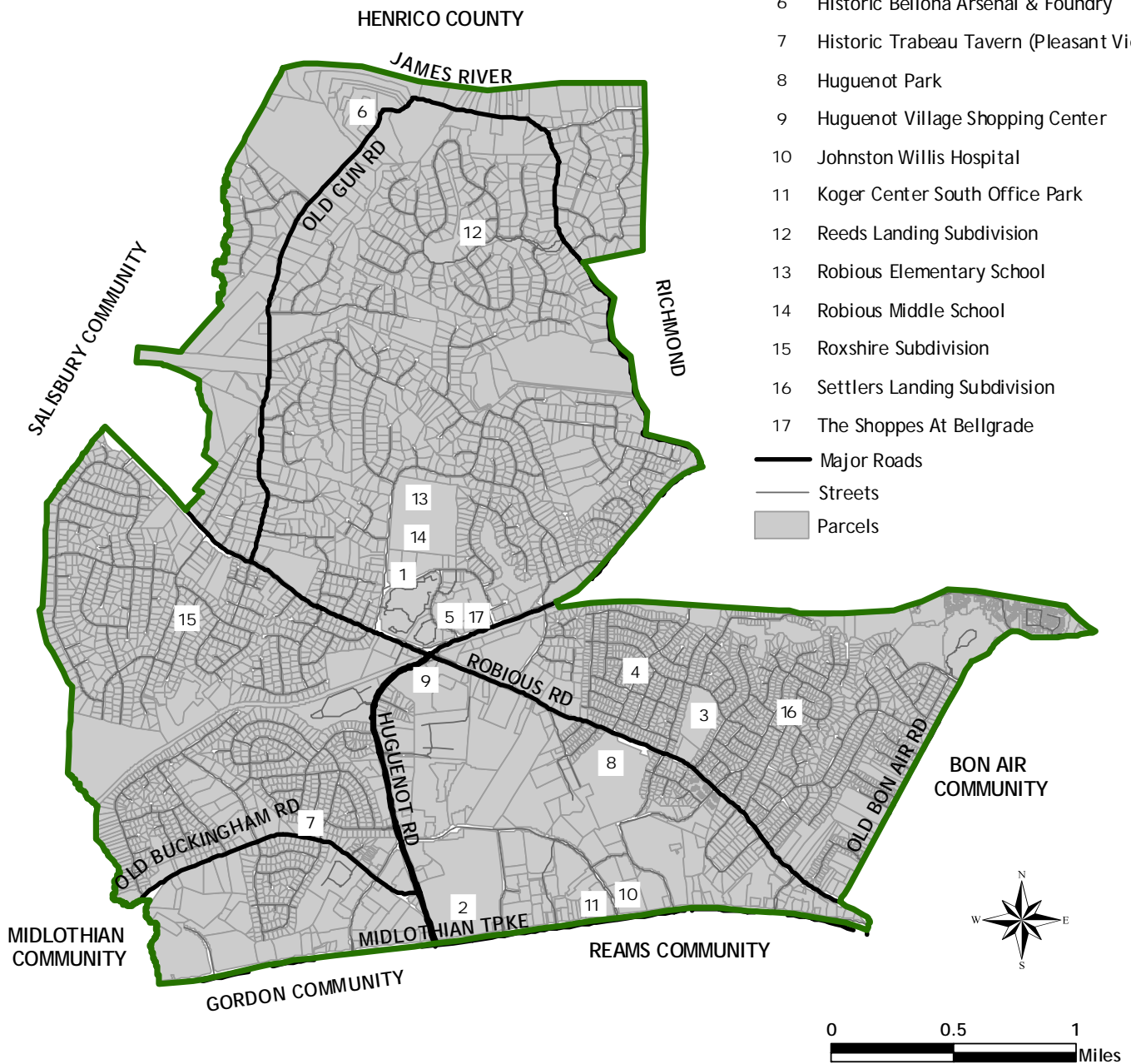


Robious

Robious Features

- 1 Bon Air Fire Station
- 2 Chesterfield Towne Center Mall
- 3 Greenfield Elementary School
- 4 Greenfield Subdivision
- 5 Historic Bellgrade House
- 6 Historic Bellona Arsenal & Foundry
- 7 Historic Trabeau Tavern (Pleasant View)
- 8 Huguenot Park
- 9 Huguenot Village Shopping Center
- 10 Johnston Willis Hospital
- 11 Koger Center South Office Park
- 12 Reeds Landing Subdivision
- 13 Robious Elementary School
- 14 Robious Middle School
- 15 Roxshire Subdivision
- 16 Settlers Landing Subdivision
- 17 The Shoppes At Bellgrade

-  Major Roads
-  Streets
-  Parcels



Robious Community Profile

(All data is for 2004 unless noted otherwise: see notes on pages 88-89)

Strengths

- Low rental occupancy rates of single-family houses
- Housing Turnover
- Residential code enforcement complaints per capita
- Single-family housing maintenance and reinvestment
- Group A crime incident trend from 2000 through 2004

Challenges

- Emergency medical calls for service per capita
- Fire calls for service per capita
- Traffic accidents per capita

Community Characteristics

- Low rate of population growth from 2000 through 2005
- Low rate of single-family housing growth
- High rate of overall housing growth
- High residential density
- High percentage of multifamily (condos, town-houses and apartments) housing units
- Older single-family houses
- Larger single-family houses
- Lower resale single-family housing price changes from 2000 through 2004
- Many business licenses issued per capita



Historic Bellona Arsenal

Robious Community Summary

POPULATION GROWTH	Year(s)	Measure	Robious	County
Population	2005	Number of Persons	15,500	291,000
Average Annual Population Growth	2000-2005	Numerical Increase	300	32,400
Average Annual Population Growth	2000-2005	Percentage Increase	0.4%	2.4%
Projected Annual Population Growth	2006-2011	Numerical Increase	600	34,000
Projected Annual Population Growth	2006-2011	Percentage Increase	0.6%	1.9%
HOUSING GROWTH (Based on Building Pemit's Issued for				
Single-Family Housing Growth	2004	Numerical Increase	27	2,482
Single-Family Housing Growth	2004	Percentage Increase	0.6%	2.8%
Multifamily(Apt, TH, Condo) Housing Growth	2004	Numerical Increase	6	1,179
Multifamily(Apt, TH, Condo) Housing Growth	2004	Percentage Increase	0.4%	6.2%
Overall Housing Growth (includes mobile homes)	2004	Numerical Increase	33	3,697
Overall Housing Growth (includes mobile homes)	2004	Percentage Increase	0.5%	3.5%
GROWTH POTENTIAL				
Housing Unit Growth Potential	2004	Units on Planned Land	1,241	105,259
Housing Unit Growth Potential	2004	Units on Zoned Land	989	40,772
Subdivision Potential (tentative subdivision plats)	2004	Vacant Recorded Lots	204	9,510
Subdivision Potential (recorded subdivision lots)	2004	Approved Tentative Lots	26	4,314
Vacant Property	2004	Number of Parcels	369	16,290
Vacant Property	2004	Acres	684	126,444
Underimproved Property (minimal improved value)	2004	Number of Parcels	87	1,960
Underimproved Property (minimal improved value)	2004	Acres	394	20,300
HOUSING CONDITIONS				
Housing Density	2004	Units Per Acre	1.11	0.41
Single-Family Housing	2004	Units	4,487	89,884
Single-Family Housing	2004	Percentage of All Housing Units	73.5%	81.8%
Multifamily(Apt, TH, Condo) Housing	2004	Units	1,614	17,301
Multifamily(Apt, TH, Condo) Housing	2004	Percentage of All Housing Units	26.5%	15.7%
Owner Occupied Single-Family Housing	2004	Units	4,119	80,259
Owner Occupied Single-Family Housing	2004	Percentage of All Housing Units	91.8%	89.3%
Renter Occupied Single-Family Housing	2004	Units	368	9,625
Renter Occupied Single-Family Housing	2004	Percentage of All Housing Units	8.2%	10.7%
Rental Occupancy Trend	2000-2004	Percentage Change	1.5%	1.2%
Age of Single-Family Housing	2004	Median Age in Years	26	20
Size of Single-Family Housing	2004	Median Size in Square Feet	2,132	1,830
Single-Family Housing Turnover	2004	Percentage of Units Sold	5.53%	6.29%
Single-Family Housing Maintenance/Reinvestment	2004	Average Building Permit Value Per Unit	\$411	\$274
Residential Code Complaints	2004	Number	80	3,721
Residential Code Complaints	2004	Per Capita	0.005	0.013

Robious Community Summary

HOUSING VALUES	Year(s)	Measure	Robious	County
All Houses: Median Sales Price	2004	Sales Price	\$175,000	\$180,000
All Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$13,000	\$18,000
All Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	8.0%	11.1%
All Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	\$7,000	\$9,800
All Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	4.56%	6.56%
New Houses: Median Sales Price	2004	Sales Price	\$560,000	\$249,562
New Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$426,000	\$35,762
New Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	317.9%	16.7%
New Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	\$24,010	\$14,962
New Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	4.94%	7.39%
Resale Houses: Median Sales Price	2004	Sales Price	\$172,000	\$164,950
Resale Houses: Median Sales Price - amount	2003-2004	Sales Price Increase	\$12,000	\$17,950
Resale Houses: Median Sales Price - Percentage	2003-2004	Sales Price Increase	7.5%	12.2%
Resale Houses: Median Sales Price Trend - amount	2000-2004	Annual Sales Price Increase	\$6,860	\$8,890
Resale Houses: Median Sales Price Trend - Percentage	2000-2004	Annual Sales Price Increase	4.55%	6.48%
New Houses vs Resale Houses: Sale Prices	2004	Percentage Difference	325.6%	151.3%
All Houses: Assessment Trend - amount	2000-2004	Average Annual Increase	\$8,712	\$7,244
All Houses: Assessment Trend - Percentage	2000-2004	Average Annual Increase	4.64%	5.26%
All Houses: Assessment Increase	2003-2004	Increase	\$13,982	\$11,432
All Houses: Assessment Percentage Change	2003-2004	Increase	7.0%	7.7%
PUBLIC SAFETY				
Police Calls For Service	2004	Per Capita	0.50	0.45
Group A Crime Incidents	2004	Per Capita	0.070	0.059
Group A Crime Incident Trend	2000-2004	Annual Change Per Capita	-1.29%	0.82%
Violent Crime Incidents	2004	Per Capita	0.008	0.012
Property Crime Incidents	2004	Per Capita	0.040	0.027
Quality of Life Crime Incidents	2004	Per Capita	0.017	0.017
Persons on Probation	2004	Per Capita	0.002	0.003
Emergency Medical Calls For Service	2004	Per Capita	0.084	0.068
Fire Calls For Service	2004	Per Capita	0.031	0.024
Traffic Accidents	2004	Per Capita	0.034	0.022
BUSINESSES				
Business (licensed)	2004	Per Capita	0.098	0.058
Home-Based Businesses (licensed)	2004	Per Capita	0.028	0.029
Employment (excluding government jobs)	2003	Number of Jobs	11,094	91,278
COMMUNITY LIFE				
Community and Other Organizations	2004	Per Capita	0.0030	0.0027